

BOARD OF APPEALS CASE NO. 5057

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BEFORE THE

APPLICANTS: Duane & Treva Putman

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ZONING HEARING EXAMINER

**REQUEST: Variance to construct an
addition to an existing sun room;
2423 Cool Spring Road, Bel Air**

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OF HARFORD COUNTY

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Hearing Advertised

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Aegis: 6/7/00 & 6/14/00

HEARING DATE: July 26, 2000

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Record: 6/9/00 & 6/16/00

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ZONING HEARING EXAMINER'S DECISION

The Applicants, Duane and Treva Putman, are seeking a variance to convert a sun room into a bedroom addition, within the 50 foot rear yard setback (37 feet proposed) in an RR District pursuant to Section 267-35B, Table III of the Harford County Code.

The subject parcel is located at 2423 Cool Spring Road, Bel Air, MD 21015 and is more particularly identified on Tax Map 35, Grid 3B, Parcel 100, Lot 144. The parcel consists of 0.718 acres, is zoned RR/Rural Residential and is entirely within the Third Election District. The lot is within the Cool Spring subdivision.

The Applicant, Duane Putman, appeared before the Hearing Examiner and testified that he owns the property together with his wife. The present house is a ranch style house and the Applicant testified that building an addition up rather than out would impose a hardship on he and his family. His aging mother-in-law lives with the Putmans and she has difficulty with stairs. Additionally, Mrs. Putman suffers with a knee problem that also reduces her comfort in negotiating stairways. As a result, the Putmans would like to keep the addition as a ranch style, single level home. Additional space, is, however, needed as the couple is expecting a child. They propose to convert the existing sun room into a living room while converting the present living room into a bedroom. Because of the location of the septic reserve area, the home is located to the rear of the property, reducing the buildable area at the rear of the house.

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The front of the property is limited by the location of the septic reserve area and both sides of the house are prohibitively narrow for this construction. Because of the topography, shape and location of the septic reserve area, there is no other practical location for this addition. The Applicant did not believe any adverse impacts would result from construction of the addition.

There were no persons who appeared in opposition to the request and the Department of Planning and Zoning recommends approval of the application.

CONCLUSION:

Section 267-35B, Table III of the Harford County Code requires a 50 foot setback in the RR Rural Residential District. The Applicant proposes 37 feet.

The Hearing Examiner finds that the subject parcel is topographically unique for the reasons stated by the Applicant. There is no other practical location for this addition on this parcel due to topographic and septic reserve considerations. Other properties have similar additions and at least one of the neighbors has been granted a setback variance for a similar addition. The Hearing Examiner finds that the purposes of the Code will not be impaired as a result of approval nor will any adverse impacts to adjoining properties result from the construction of the proposed addition. The Hearing Examiner therefore recommends approval subject to the condition that the Applicant obtain all necessary permits and inspections.

Date JULY 31, 2000

William F. Casey
Zoning Hearing Examiner